This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1159943 DEEDQC
07/22/2024 07:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240722-0054362

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Howard Keith Rogan and Darryl Demetrius Rogan	(NAME) SAME AS NEW OWNERS	
(STREET ADDRESS) 1039 Nesbitt Drive	(STREET ADDRESS)	6-103
(CITY) (STATE) (ZIP) Nashville, TN 37207	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged**, Southern Garden, LLC,** Grantor, does hereby quitclaim and convey unto **Howard Keith Rogan and Darryl Demetrius Rogan, as tenants in common**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Cumberland Gardens, Section V, as of record in Book 3300, Page 37, for said County. Said Lot fronts 47.1 feet on the southerly side of Aspen Drive and runs back 99.7 feet on the westerly line and 88.1 feet on the easterly line to a dead line in the rear, which is a broken line, on which it measures 57.2 feet.

Being the same property conveyed to Southern Garden, LLC by deed from Howard Keith Rogan and Darryl Demetrius Rogan, as tenants in common, of record in Instrument No. 202310200082441, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2603 Aspen Drive, Nashville, TN 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 18th day of July, 2024.

Affiant

My commission expires: 3/11/25
(Affix Seal)

Notary Public

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 18th day of July, 2024.

Southern Garden, LLC

By: _____
Howard Keith Rogan, Member

By: _____
Darryl Demetrius Rogan, Member

STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Howard Keith Rogan, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Southern Garden LLC or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of July, 2024.

_____
Notary Public

My Commission Expires: 8/19/2026

BRANDI L WRIGHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Darryl Demetrius Rogan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Member of Southern Garden LLC or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of July, 2024.

_____
Notary Public

My Commission Expires: 8/19/2026

BRANDI L WRIGHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/18/24 (date of document).

Affiant Signature

7/18/24
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 18th day of July, 2024.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202407220054362